

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: M. Jeannot/Lauderdale Manors

Case #: 1-R-03

Date: 1/14/03

Comments:

No comments.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: M. Jeannot/Lauderdale Manors

Case #: 1-R-03

Date: 1/14/03

Comments:

1. Provide information on how the parking for the uses proposed will be satisfied.
2. It is apparent that a parking reduction order would be required for this site, and this order must be reviewed and approved by staff and the Planning & Zoning Board.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: M. Jeannot/Lauderdale Manors

Case #: 1-R-03

Date: 1/14/03

Comments:

No Comments.

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Division:	Info. Systems	Member:	Mark Pallans (GRG) 954-828-5790
Project Name:	M. Jeannot/Lauderdale Manors	Case #:	1-R-03
Date:	1/14/03		

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: M. Jeannot/Lauderdale Manors

Case #: 1-R-03

Date: 1/14/03

Comments:

1. Provide standard calculation list (available upon request) to verify that all Landscape Code requirements for the vehicular use area are met.
2. Minimum 5' landscape buffer (with a 10' average) is required where the vehicular use area adjoins the Sunrise Blvd. right-of-way. Also, there is a 2 ½' buffer required at abutting properties.
3. Trees require a planting area with a min. 8' width.
4. Planting on the street side of the fence to include 1 tree (which may be standard or flowering) for every 20' of fence.
5. Street trees are required along 12th Place and Sunrise Blvd.
6. Indicate requirements for irrigation.
7. Show any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.'

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Division: Planning

Member: Mike Ciesielski
954-828-5256

Project Name: M. Jeannot/Lauderdale Manors

Case #: 1-R-03
(see also 21-R-02)

Date: 1/14/03

Request: Site Plan Level III/ Parking Reduction/ B-1 / Site Plan Review for Change of Use was reviewed by DRC on February 26, 2002. At that time, it was noted that the site did not meet the parking requirements as stated in ULDR Sec. 47-20.

Please note that the case number for this parking reduction request will be cross-referenced with the case # previously assigned for the change of use request made in February, 2002. This case # was 21-R-02.

1. A parking reduction request is a Level III Review. Hence, it requires review and approval by the Planning & Zoning Board ("P&Z"). The applicant will have to make a separate application (and pay a separate application fee) for P&Z Review. This request is also subject to City Commission call-up within 30 days after P&Z Review.
2. Should the application for a parking reduction be approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense. This must be done prior to Final DRC Approval.
3. The following is a list of deficiencies staff has observed with respect to this application submittal. Applicant only will be required to provide the items listed below in his P&Z submittal.
 - aerials with site clearly identified (applicant only provided 1 aerial with his DRC application)
 - a landscape plan with changes as recommended by the Senior Landscape Plans Examiner at the February 26th DRC meeting and a landscape information table
 - a site plan with the changes as recommended by the Engineering, Zoning, Landscaping, and Planning representatives at the February 26th DRC meeting

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4. The site plan information table shows that 15 parking spaces are required for the 3,805 sq. ft. building. In fact,, the total number of parking spaces for a building this size would be 16.
5. Applicant proposes to pave the swale area in the neighboring residential zoning area (NW 12th Place) and park cars there. This is NOT permissible under the Code.
6. The narrative supplied with the application states that the applicant plans to use 2,773 sq. ft. of the building as personal storage for the owner's private use. Please note that storage is NOT a permitted use in a B-1 zoning district.
7. Pursuant to Sec. 47-20.3A.3.d., the methodology for conducting the parking reduction study must be reviewed and signed-off by the City's Engineering Design Manager (Tim Welch) PRIOR to submitting for P&Z review. Discuss methodology with Tim Welch at the DRC meeting.
8. Discuss VUA landscaping, perimeter landscaping, interior landscaping, and street tree requirements for this site with Chief Landscape Plans Examiner at DRC meeting.
9. Discuss traffic circulation, location of parking stalls, and ingress/egress to and from the site off W. Sunrise Blvd. with City Engineering Design Manager at DRC meeting.
10. Discuss with City Engineering Design Manager, at DRC meeting, whether a report by the city engineer, the city's parking manager, and the director regarding this application is required (see Sec. 47-20.3.A.3.e)
11. Although the narrative provided mentions certain criteria Pursuant to Sec. 47-20.3.A.5., please list the SPECIFIC criterion you wish the P&Z to consider when requesting this parking reduction. (i.e. in your narrative, specifically identify the Code Sections you are referencing, e.g. Sec. 47-20.3.A.5.a, Adequacy requirements, etc.). Furthermore, if you choose to include adequacy requirements as a criterion, please identify the SPECIFIC adequacy requirement you are addressing, i.e. Sec. 47M.4., Traffic Studies.
12. Applicant is strongly encouraged to contact the neighborhood association (Lauderdale Manors Civic Association) and inform them of this proposal.

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13. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422

Project Name: M. Jeannot/Lauderdale Manors

Case #: 1-R-03

Date: 1/14/03

Comments:

No comments at this time.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: M. Jeannot/Lauderdale Manors

Case #: 1-R-03

Date: 1/14/03

Comments:

1. Parking study as provided is incomplete. The methodology for conducting the study shall be reviewed and approval by the city engineer and shall include, but not limited to the week and day the study will be conducted, the number of days and duration of the study, and the time intervals and locations for data collection pursuant to section 47-20.3.A.3.d.
2. The criteria of section 47-20.3.A.5(a-h) shall be included in the parking study as a point by point narrative.
3. Discuss site circulation and stacking distance with the applicant and city engineer.
4. Additional comments may be forthcoming at DRC meeting.